

APPRAISED:

756,700 / 756,700

USE VALUE:

756,700 / 756,700

ASSESSED:

756,700 / 756,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		HATHAWAY CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GREEN WILLIAM DANA	
Owner 2:	GREEN ANNE-MARIE	
Owner 3:		

Street 1:	24 HATHAWAY CIR
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	DOHERTY ANNE C -
Owner 2:	MACPHERSON EILEEN TRUSTEES -
Street 1:	24 HATHAWAY CIR
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION	
This parcel contains 7,495 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 1804 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7495		Sq. Ft.	Site		0	70.	0.86	7									451,393						451,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										131235
										GIS Ref
										GIS Ref
										Insp Date
										08/03/18



## USER DEFINED

Prior Id # 1:	131235
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:14:05
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
185.A-0001-0001.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,700	5,600	7,495.	451,400	756,700	756,700	Year End Roll	12/18/2019
2019	101	FV	235,600	5900	7,495.	451,400	692,900	692,900	Year End Roll	1/3/2019
2018	101	FV	235,600	5900	7,495.	380,500	622,000	622,000	Year End Roll	12/20/2017
2017	101	FV	235,600	5900	7,495.	348,200	589,700	589,700	Year End Roll	1/3/2017
2016	101	FV	235,600	5900	7,495.	296,600	538,100	538,100	Year End	1/4/2016
2015	101	FV	229,900	6100	7,495.	257,900	493,900	493,900	Year End Roll	12/11/2014
2014	101	FV	229,900	6100	7,495.	238,600	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	229,900	6100	7,495.	227,000	463,000	463,000		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DOHERTY ANNE C,	1391-96		10/22/2010		536,500	No	No				
DOHERTY ANNE C	1155-155		5/21/1996		100	No	No	F			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/28/2016	1026	Redo Bat	17,200	7/28/2016				Remodel 2nd floor	8/3/2018	MEAS&NOTICE	BS	Barbara S
7/12/2016	951	Manual	1,000	7/12/2016				Demolish existing	10/23/2008	Measured	197	PATRIOT
6/8/2016	775	Redo Bat	14,500						3/30/2004	Inspected	BR	B Rossignol
2/11/1997	95		3,500					REMODEL KITCHEN	11/13/2000	Hearing N/C	189	PATRIOT
									11/2/2000	Hearing Chag	153	PATRIOT
									1/6/2000	Meas/Inspect	163	PATRIOT
									12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 2	Rating: Average												
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:												
Sec Wall: 1		%		OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: TAN				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper									
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1959	Eff Yr Blt:			Location: 1				Lvl 1									
Alt LUC:	Alt %:			Total Units: 1				Lower									
Jurisdct:	Fact: .			Floor: 1				Totals	RMS: 8	BRs: 4	Baths: 2	HB					
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: AV	- Average	31.	%										
Prim Int Wall: 1	- Drywall			Functional: 1													
Sec Int Wall: 1		%		Economic: 1													
Partition: T	- Typical			Special: 1													
Prim Floors: 3	- Hardwood			Override: 1													
Sec Floors: 4	- Carpet	20%		Total: 31	%												
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>													
Subfloor: 1				Basic \$ / SQ: 125.00													
Bsmnt Gar: 1				Size Adj.: 1.23203993													
Electric: 3	- Typical			Const Adj.: 0.99792004													
Insulation: 2	- Typical			Adj \$ / SQ: 153.685													
Int vs Ext: S				Other Features: 101000													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100		% AC: 1		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 434289													
% Com Wall		% Sprinkled: 1		Depreciation: 134630													
				Depreciated Total: 299659													
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b> 185.A-0001-0001.0				<b>IMAGE</b>				
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1970	18.09	T	39.2	101			5,600		5,600
<b>PARCEL ID</b> 185.A-0001-0001.0																	
More: N				Total Yard Items: 5,600				Total Special Features: 1				Total: 5,600					